

DEVELOPMENT GUIDELINES

FOR

THE MARSHES AT COOPER RIVER

City of Charleston, South Carolina

October 13, 2014

Prepared for:

Middle Street Residential, LLC
2113 Middle Street, Suite 311
Sullivan's Island, SC 29482

Prepared by: Christopher D. Donato, Jr. PE
Project #: 7120.00



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DEVELOPMENT GUIDELINES

1.1(A) Relationship to the Zoning Ordinance

The Development Guidelines and Land Use Plan for The Marshes at Cooper River Planned Unit Development (PUD) District, attached hereto and made a part hereof, are part of the PUD conditional use Master Plan application submitted in accordance with the Zoning Ordinance of the City of Charleston, Article 2, Part 7 Sections 54-250, et seq. The Zoning Ordinance of the City of Charleston is incorporated herein by reference, except as amended herein.

No person shall erect or alter any building or structure on any tract of land or use any tract of land within The Marshes at Cooper River PUD except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in The Marshes at Cooper River PUD Development Guidelines shall follow definitions listed in the Zoning Ordinance of the City of Charleston, as amended from time to time. Administration and enforcement of the adopted The Marshes at Cooper River Master Plan shall follow Article 9 of the Zoning Ordinance of the City of Charleston.

The Marshes at Cooper River PUD Master Plan was approved by Charleston City Council on _____ Ordinance Number _____.

1.1(B) Criteria for Review

The design guidelines for The Marshes at Cooper River subdivision:

- a) Are consistent with the City's adopted comprehensive plan, and all adopted sub-areas of the City;
- b) Better achieves the goals of adopted plans allowing for the development of this property due to existing grades and trees and cultural/historical value than would develop under the zoning district regulations;
- c) Is consistent with the City's adopted master road plan;
- d) Better protects and preserves natural and cultural resources than would development under other zoning district regulations, allowing for development with reduced impact to existing conditions;
- e) Is compatible with the density and maximum building height of adjacent developed neighborhoods and the zoning of adjacent undeveloped areas.[WHAT ADJACENT AREA?]
- f) Is compatible with the existing network of public streets in adjacent neighborhoods and areas;
- g) provides adequate parking for residents and users of the PUD;
- h) can be accommodated by existing and planned public facilities including but not limited to, roads, sewer, water, schools and parks;
- i) provides adequate public facilities, open space and recreational amenities; and
- j) adequately provides for the continued maintenance of common areas, open space, and other public facilities not dedicated to the city

1.2 Project Location and Description

The project site is comprised of 13 properties in Berkeley County, South Carolina. The parcel with tax map number (TMS) 267-00-00-005 is located within the limits of the City of Charleston and the remaining parcels, which are located in unincorporated Berkeley County, have the following TMS numbers: 267-00-00-004, 267-00-00-010, 267-00-00-050 through 267-00-00-057, 267-00-00-069 and 267-00-00-071.

The project site consists of approximately 33.6 gross acres. The property is bounded to the north by the Jessen Lane commercial park, to the south by residential development along Yellow House Road, to the east by Clements Ferry Road and to the west by marsh and the Cooper River. A project location map is located in the Appendix (Appendix #5.3)

1.3 Land Use Summary

The purpose of the (PUD) District is to provide for the creation of a planned, integrated community incorporating a broad range of residential types and commercial uses serving the inhabitants of the district and adjacent developments. This project meets the requirements for a PUD by providing several different uses which are listed below:

Single Family Residential - There are two different types of residential uses in this development: single family detached and single family attached (townhouses). The single family detached houses will primarily favor alley-fed, rear-loaded lots, with some traditional front-loaded lots. The single family attached lots will all be alley-fed with the opportunity for on-street parking in many locations. The variety of single family home types and lot configurations will attract a diversity of price points that will equally benefit from a modern, amenitized neighborhood.

Commercial - The commercial component of this development will follow the General Business (GB) Zoning set forth in the City of Charleston Zoning Code. The GB district is intended to provide for a broad range of commercial uses and activities. It is the most intensive commercial zoning district. Prohibited uses include junk and salvage yards, storage yards (except for vehicles and boats), and warehouses including self-storage mini-warehouses. Automotive repair shops, veterinary clinics, and stables are permitted only as special exceptions subject to the approval of the Board of Zoning Appeals.

Open Space – The open space for this project centers around a freshwater wetland that bisects the property. This will be a great gathering place for the community as it serves as the central point along the interconnected walking trail between the town square and the amenity center. The concept of this system is that a resident can travel from one end of the subdivision to the other without having to walk along a road.

The proposed land use is as follows:

(All acreages are approximate and subject to change)

Gross Land Area	33.57 Ac.
Critical (Salt Water) Marsh	0.82 Ac.
Wetlands	1.25 Ac.
Maximum Dwelling Units	160 DU
Net Density (High Ground Only)	5.08 DU/Ac.
Net Developable Land	31.50 Ac.

Land Use	Area	Dwelling Units
Single Family Res. Detached	9.97 ac.	120
Single Family Res Attached	1.53 ac	40
Commercial District	1.00 ac.	NA
Shared Use Open Space	0.45 ac.	NA

1.4 Zoning Districts

1.4.1 Single Family Residential Detached (Type A, B, & C Single Family)

Permitted Uses:

1. Single-family detached dwellings.
2. Park, playground or athletic field, not operated as a business for profit, except that outdoor lighting shall be permitted only as an exception where the Board of Appeals shall find that the lights will not adversely impact adjacent residential areas.
3. Non-commercial horticultural activity, including garden or greenhouse.
4. Home occupations may be established in a dwelling unit as per the City of Charleston Zoning Ordinance
5. Signs or bulletin boards - see City of Charleston Zoning Ordinance
6. Family day care homes subject to permitting procedures and restrictions for family day care homes in single family residential districts as specified in the City of Charleston Zoning Ordinance.

Zone District Area	Setbacks for Principal Buildings <small>*see note</small>					Minimum Lot Area Per Family Type of Dwelling Unit						Accessory Bldgs. To Residence Setback Required <small>*see note</small>	
	Total	Front	Rear	Total Side	Min. Side	Single Fam.	Two Fam.	Multi-Fam.	Max. % Lot Occup for All Bldgs	Max. Height Limits Structures	Max. Height Limits Fences	From Rear	From Side (total)
SFR District A,B,C	15'	10'	5'	6'	3'	3,000	N/A	N/A	65%	36'	6'	5'	3'

*Note - Critical Line Buffer and Building Setback supersede the above

- i. Maximum Driveway width of 10 ft within the front 10 ft of the lot
- ii. Dwelling units or heated living space are allowed in accessory buildings (i.e. Mother-in-law Suites on a shared meter with the main house.)
- iii. Front-loaded garages must be setback a minimum of 10 ft from the principal building frontage.
- iv. For alley served lots, no front driveway will be permitted
- v. Porches and/or stairs can encroach into the front setback up to 5 ft.
- vi. Lot width shall be a minimum of 20 ft at the road right of way.

1.4.2 Single Family Residential Attached

Permitted Uses:

1. Single-family attached (townhouse) dwellings.
2. Park, playground or athletic field, not operated as a business for profit, except that outdoor lighting shall be permitted only as an exception where the Board of Appeals shall find that the lights will not adversely impact adjacent residential areas.
3. Non-commercial horticultural activity, including garden or greenhouse.
4. Home occupations may be established in a dwelling unit as per the City of Charleston Zoning Ordinance
5. Signs or bulletin boards - see City of Charleston Zoning Ordinance
6. Family day care homes subject to permitting procedures and restrictions for family day care homes in single family residential districts as specified in the City of Charleston Zoning Ordinance.

Zone District Area	Setbacks for Principal Buildings <small>*see note</small>					Minimum Lot Area Per Family Type of Dwelling Unit						Accessory Bldgs. To Residence Setback Required <small>*see note</small>	
	Total	Front	Rear	Total Side **	Min. Side **	Single Fam.	Two Fam.	Multi-Fam.	Max. % Lot Occup for All Bldgs	Max. Height Limits Structures	Max. Height Limits Fences	From Rear	From Side (total)
SFR District D	0'	0'	0'	N/A	6'	1,300	N/A	N/A	100%	36'	6'	0'	0'

*Note - Critical Line Buffer and Building Setback supersede the above.

** Side setbacks shall be from exterior units. 10 ft Setbacks from Public Rights of Way, 6 ft from Property Line with adjacent buildings.

- i. Maximum Driveway width of 10 ft within the front 10 ft of the lot
- ii. Dwelling units or heated living space are allowed in accessory buildings (i.e. Mother-in-law Suites on a shared meter with the main house.)
- iii. Front-loaded garages must be setback a minimum of 10 ft from the principal building frontage.
- iv. For alley served lots, no front driveway will be permitted
- v. Porches and/or stairs can encroach into the front setback up to 5 ft.
- vi. Lot width shall be a minimum of 18 ft at the road right of way.

1.4.3 Commercial District

The GB district is intended to provide for a broad range of commercial uses and activities. It is the most intensive commercial zoning district. Prohibited uses include junk and salvage yards, storage yards (except for vehicles and boats), and warehouses including self-storage mini-warehouses. Automotive repair shops, veterinary clinics, and stables are permitted only as special exceptions subject to the approval of the Board of Zoning Appeals.

Permitted uses: The permitted uses are detailed in the City of Charleston Zoning Code.

Zone District Area	Setbacks for Principal Buildings <small>*see note</small>					Minimum Lot Area Per Family Type of Dwelling Unit						Accessory Bldgs. To Residence Setback Required <small>*see note</small>	
	Total	Front	Rear	Total Side	Min. Side	Single Fam.	Two Fam.	Multi-Fam.	Max. % Lot Occup for All Bldgs	Max. Height Limits Structures	Max. Height Limits Fences	From Rear	From Side (total)
GB	NR	NR	NR	N/R	N/R	N/A	N/A	N/A	N/A	45'	N/A	N/A	N/A

1.5 Open Space

20percent of the gross project acreage must be set aside as permanent open space. Of this open space, 25percent must be set aside as usable/open space. The purpose of this section is to describe the characteristics of open space land and uses allowed within permanent open space.

By using minimum height and area requirements and variations in unit types, lots and units may be clustered to create additional open space within neighborhoods.

Open spaces and parks designated on the Master Plan or identified during Site Plan approval shall be improved or conveyed as adjacent development phases are developed. Potential uses that may be located within individual parks are listed within this section.

The developers/owner shall be responsible for the maintenance of the open space. This may be transferred by means of the establishment of a homeowners association or neighborhood regime.

1.5.1 Shared Use Open Space

Shared Use Open space is designed to have either an enclosed amenity center or an open air pavilion that can be used for event such as an oyster roast or community gathering.

1. We envision The Marshes at Cooper River to be a biking/walking community and have attempted to minimize Open Space parking to consist of up to two on-street or off-street parking spaces, including one designated ADA parking space. The Open Space site plan will have to be approved by the City of Charleston.
2. No setbacks, buffers, minimum lot size, building occupancy are required. Critical line buffer and setbacks apply.
3. Maximum building height will be 42' measured from the base flood elevation.

1.5.2 Open Space Requirement

A total of 6.71 acres of open space (20 percent) is required with the PUD districts, of which 1.68 acres (25 percent) is required to be Active /Usable open space. Open space is provided is as follows.

Total Usable Upland Open Space	6.79 ac.
1. Usable/Active Open Space	4.82 ac. (1.68 ac. required)
2. Community Amenity Open Space	0.45 ac.
Upland Usable Open Space	4.77 ac
Natural Upland Areas	1.52 ac.
Wetlands/Salt Marsh	2.07 ac
Total Open Space Provided	8.86 ac. (6.71 ac. required)

1.6 Buffers

Buffers within the PUD District shall meet or exceed requirements of the City of Charleston Zoning Ordinance and/or any applicable deed restrictions or agreements which ever is more stringent.

Buffer areas should be preserved and protected during the construction process and existing vegetation should be augmented with new plant material as necessary to provide a consistent sense of spatial separation and effectively screen different land uses, zoning designations or roads visually.

Landscaping should meet or exceed requirements of the City of Charleston Zoning Ordinance, Section 54-110. Landscape regulations apply specifically to:

1. Street Frontage
2. Parking Lots
3. Buffers and Screening
4. Refuse Collection Facilities

Critical Line buffer to be a minimum of 25 ft plus a 10 ft building setback.

All projects affected by the landscape and screening requirements shall submit a plan for review and approval by the Zoning Division. The plan shall be consistent with the requirements outlined in the City of Charleston Zoning Ordinance. Buffers are not required between the different Districts in the PUD.

1.7 Tree Summary

All trees depicted on the site plan shall adhere to Article 16 of the City of Charleston Zoning Ordinance.

It is of utmost importance to the PUD District that significant existing vegetation be preserved whenever possible. All structures and other improvements should be planned in such a manner that existing vegetation, particularly healthy and viable Grand trees, are preserved and protected where possible.

1.8 Right of Ways

Street types as indicated on the Master Plan will be subject to review and approval during the Technical Review Committee (TRC) process and may be substituted with another listed street type from the chart below. Minor changes to the design standards below may be approved by staff during the TRC review of the construction drawings.

Street Type	R-O-W	Travel Lanes*	On-street Parking	Curb	Curb/Intersection Radii	Street trees 2-Sides	Street tree spacing	Sidewalks
Residential Street 1	50' min.	Two-ways 10' min. travel lane	7' (1 side)	Vert.	15	Tree Well (24 sqft) or Planting Strip (3 ft. min. width)	30'—50'	5' min. (1 side)
Residential Street 2	50' min.	Two-ways 10' min. travel lane	n/a	Vert.	15	Tree Well (24 sqft) or Planting Strip (3 ft. min. width)	50'-60'	5' min. Sidewalk or Trail (1 side)
Residential Road	35' min.	Two-ways 10' min. travel lane	n/a	Vert.	15	Tree Well (24 sqft) or Planting Strip (3 ft. min. width)	30'—50'	n/a
Alley	20' min.	One-way 12' min. travel lane	n/a	n/a	25'	n/a	n/a	n/a
One Way Street	35' min.	One-way 14' min. travel lane	7' (1 side)	Vert.	15'	Tree Well (24 sqft) or Planting Strip (3 ft. min. width)	30'—50'	5' min. (1 side)

* All Travel Lanes do not include the width of the gutter.

- No gates are permitted

1.9 Drainage Basin Analysis

The Marshes at Cooper River subdivision will be developed within the current stormwater management guidelines of the City of Charleston and South Carolina Department of Health and Environmental Control for water quality and quantity. Due to the existing soil types, a detention waver may be necessary to meet certain storm water events in the post-developed condition.

The existing drainage patterns for this parcel drain to the existing wetlands in the center of the parcels and Yellow House Creek to the northwest. The wetlands and critical area are in the process of being certified by OCRM and ACOE. The majority of the land is wooded. The majority

of the site does drain to the central wetland which ultimately leads to Yellow House Creek. The topography has elevations ranging from approximate 4.0 to 46.0 Mean Sea Level (NAVD 29). The proposed project will include a drainage plan in accordance with the City requirements. The proposed drainage for the development will maintain the existing drainage pattern through a series of drainage boxes, pipes, swales and ponds. Conceptual stormwater management designs may call for the use of ponds and individual lot drainage systems to achieve adequate control of run-off quality. Subsequent stormwater management plans will include appropriate best management practices for stormwater control.

1.10 Cultural Resources

No cultural resources were found on this site. Please see Section 3 for Brockington & Associates report.

1.11 Docks

Community dock may be constructed as part of the Shared Use Community Open Space. A master dock plan will be developed that meets OCRM and City of Charleston requirements.

1.12 Model Homes

There will be a maximum of three Model Homes allowed in each Residential District (per Phase) of the development.

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TRAFFIC STUDY

MEMORANDUM

TO: Jack Daniels, **Middle Street Residential, LLC**

FROM: Mike Ridgeway, P.E. **SRS Engineering**

DATE: October 3, 2014

RE: **Clements Ferry Road Mixed Use Project**
Preliminary Traffic Impact Summary

I have provided this brief memorandum for inclusion in the initial TRC submittal to summarize our initial traffic findings. I will be finalizing the analyses and coordinating with Michael Mathis as the City of Charleston and SCDOT will submit a formal report within two weeks.

Project Description and Trip Generation

The project site is located on along the north/west side of Clements Ferry Road between Jessen Lane and Heidie Lane. The existing SPARC campus exists on the opposite/southern side of Clements Ferry Road. The total acreage of the site is approximately 34 acres. Buildout of the development is expected to occur over approximately three years (2017).

The most recent (2013) published SCDOT traffic volumes for Clements Ferry Road indicate a daily volume of 29,000 vehicles-per-day (vpd), which is significant for the existing three-lane cross-section. This section of Clements Ferry Road is scheduled to be widened as discussed later in this memorandum.

There is an existing access drive for the project that connects with Clements Ferry Road that is paved for approximately 50-feet and is then gated. The access road continues beyond the gate as an unimproved/dirt roadway. It should be noted that this access is offset approximately 100-feet west of the existing SPARC access on the south side of Clements Ferry Road.

The development is currently planned for the following land uses:

- 135 Single-Family Residences;
- 25 Residential Townhomes; and
- an estimated 10,000 square-feet (sf) of commercial space assumed as office space.

Mr. Jack Daniels
October 3, 2014

The following trip generation table depicts the projected traffic for the project that will be analyzed in the formal study.

PROJECT TRIP-GENERATION SUMMARY¹

Time Period	135 Lots Single-Family Residences² (a)	25 Residential Townhomes³ (b)	10,000 sf General Office⁴ (c)	Total Development Trips (a+b+c)
Weekday Daily	1,370	190	110	1,670
AM Peak-Hour				
Enter	26	3	14	43
Exit	<u>78</u>	<u>14</u>	<u>2</u>	<u>94</u>
Total	104	17	16	137
PM Peak-Hour				
Enter	87	13	3	103
Exit	<u>51</u>	<u>6</u>	<u>12</u>	<u>69</u>
Total	138	19	15	172

1. ITE Trip Generation manual, Eighth Edition.
2. ITE Trip Generation manual - LUC 210 (Single-Family Detached Housing)
3. ITE Trip Generation manual - LUC 230 (Residential Condominium/Townhouse)
4. ITE Trip Generation manual - LUC 710 (General Office)

As shown, the project as a whole can be expected to generate a total of 1,670 two-way vehicular trips on a weekday daily basis, of which a total of 137 trips (43 entering, 94 exiting) can be expected during the AM peak-hour. During the PM peak-hour, 172 trips (103 entering, 69 exiting) can be expected.

As shown, the commercial component (office space) is a relatively small component of project trips.

Due to the location of the site along Clements Ferry Road, a majority of traffic is expected to be oriented towards I 526, which would result in the primary movements for the site being right-turns out (peaking in the AM) and left-turns in (peaking in the PM).

Planned Roadway Improvements

Based on conversations with City/SCDOT staff, Clements Ferry Road (S-8-33) will be widened from a point east of Interstate 526 to SC 41 to provide two travel lanes in each direction separated by a striped center median treatment. This project is fully funded and is currently in the planning/design phase. It is scheduled to be completed by 2016.

Furthermore, it is understood that there are ongoing discussions regarding a potential future traffic signal along this segment of Clements Ferry Road. One option that has been reviewed in the past is a re-alignment of Deanna Lane such that it would intersect Clements Ferry Road directly opposite Wambaw Creek Road to create a formal four-legged intersection with the installation of traffic signal control. Another option that has been discussed is a potential signal at Rebellion Farms Place.

Mr. Jack Daniels
October 3, 2014

Site Access Considerations

Per the most up-to-date site plan, the project will utilize the existing access drive that exists directly to Clements Ferry Road. A review of SCDOT plans shows this drive as remaining with the Clements Ferry Road widening project with a striped median for this section of Clements Ferry Road. Detailed recommendations regarding this primary access intersection will be provided in the forthcoming impact study.

In addition to the direct access to Clements Ferry Road, provisions are shown on the site plan for connectivity to the east and west. This connectivity will benefit the site and overall Clements Ferry Road area and is recommended. Ideally the connectivity would allow an indirect connection to a future traffic signal along the corridor at either a realigned Deanna Lane opposite Wambaw Creek Road, or potentially at Rebellion Farms Place.

As mentioned previously, I expect to have a formal Traffic Impact Study completed within two weeks. Please call me at 803-252-1799 with any questions or comments.

3

CULTURAL RESOURCES

4

LETTERS OF COORDINATION



PO Box B
Charleston, SC 29402
103 St. Philip Street (29403)

(843) 727-6800
www.charlestonwater.com

Board of Commissioners

Thomas B. Pritchard, Chairman
David E. Rivers, Vice Chairman
William E. Koopman, Jr., Commissioner
Mayor Joseph P. Riley, Jr. (Ex-Officio)
Councilmember Dean C. Riegel (Ex-Officio)

Officers

Kin Hill, P.E., Chief Executive Officer
Dorothy Harrison, Chief Administrative Officer
Wesley Ropp, CMA, Chief Financial Officer
Andy Fairey, Chief Operating Officer
Mark Cline, P.E., Capital Projects Officer

8/28/2014

Mr. Chris Donato
Sitecast, LLC
1250 Fairmont Avenue
Mt. Pleasant, SC 29464

Re: Water Availability to TMS #267-00-00-004, 005, 010, 049 - 057, 069 to serve 180 single family residential units and 10,000 sf of commercial units

Dear Mr. Donato,

This letter is to certify our willingness and ability to provide water to the above referenced site in Charleston County, South Carolina. We currently have a 30" water main in the right-of-way of Clements Ferry Rd. that your property may be served from. Please be advised that it may be necessary to loop the proposed mains so that sufficient fire flow demands are met. This review does not supplant any other review as required by governing authorities and municipalities. It will of course be a developer responsibility to ensure there are adequate pressures and quantities on this line to serve this site with domestic water/fire flow and not negatively impact the existing developments. Please be advised any extensions or modification to the infrastructure as well as any additional fire protection will be a developer expense. All fees and costs associated with providing water service to this site will be a developer expense. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

The Charleston Water System certifies the availability of service only insofar as its rights allow. Should access to our existing main/mains be denied by appropriate governing authorities, the Charleston Water System will have no other option than to deny service.

This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Health and Environmental Control.

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6870.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Boyle".

Cheryl L. Boyle
Engineering Assistant
Charleston Water System

cc: file



PO Box B
Charleston, SC 29402
103 St. Philip Street (29403)

(843) 727-6800
www.charlestonwater.com

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Mark Cline, P.E., Capital Projects Officer

8/28/2014

Mr. Chris Donato
Sitecast, LLC
1250 Fairmont Avenue
Mt. Pleasant, SC 29464

Re: Sewer Availability to TMS #267-00-00-004, 005, 010, 049 - 057, 069 to serve 180 single family residential units and 10,000 sf of ocmmercial units

Dear Mr. Donato,

This letter is to certify our willingness and ability to provide wastewater collection service to the above referenced site in Charleston County, South Carolina. Wastewater collection service to this site may be made available via the existing 24" force main in the right of way of Clements Ferry Rd. Any subdividing of the property subsequent to this correspondence will require a review process of the civil engineering plans to ensure compliance with the Charleston Water System minimum standards. Please be advised that it is the policy of Charleston Water System that the proposed gravity sewer mains be designed and constructed at a depth that will allow future development to tie into the gravity mains. Any extensions and/or modifications to the infrastructure to serve this site will be a developer expense. Please be advised that wastewater impact fees, wastewater tap fees, change-in-use fees, and/or cost to extend fees will be due prior to connection of any Charleston Water System's sewer system. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

The Charleston Water System certifies the availability of service only insofar as its rights allow. Should access to our existing sewer main/mains be denied by appropriate governing authorities, the Charleston Water System will have no other option than to deny service.

This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Health and Environmental Control.

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6870.

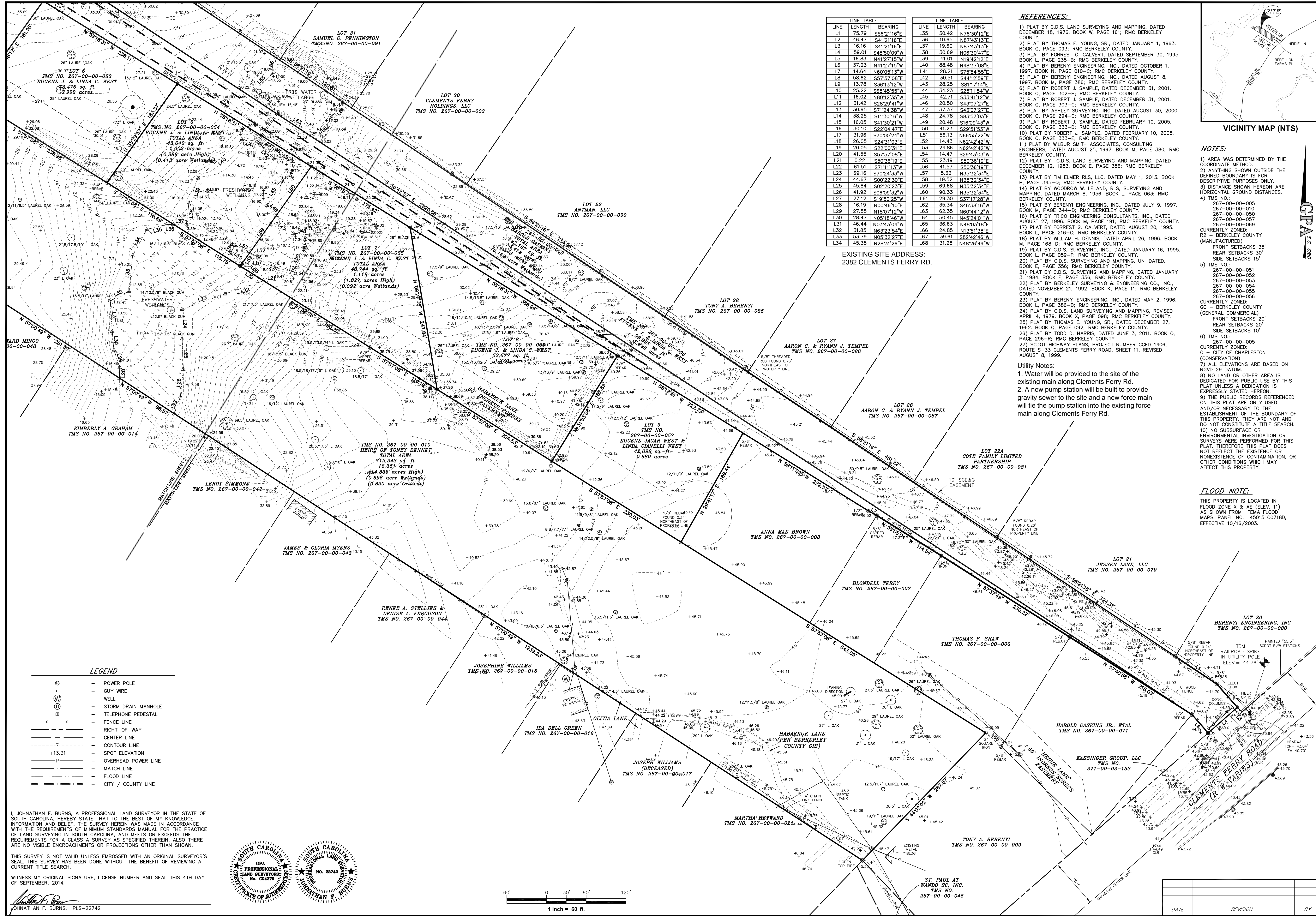
Sincerely,

A handwritten signature in blue ink that reads "Cheryl Boyle". The signature is written in a cursive, flowing style.

Cheryl L. Boyle
Engineering Assistant
Charleston Water System

cc: file

APPENDIX

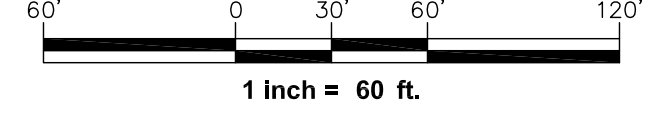
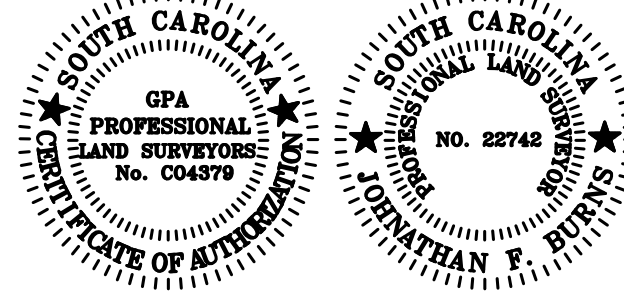


I, JOHNATHAN F. BURNS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 4TH DAY OF SEPTEMBER, 2014.

JOHNATHAN F. BURNS, PLS-22742



LINE TABLE		LINE TABLE	
LINE	BEARING	LINE	BEARING
L1	75.79 S56°21'16"E	L35	30.42 N76°30'12"E
L2	46.47 S41°21'16"E	L36	10.65 N87°43'13"E
L3	16.16 S41°21'16"E	L37	19.60 N87°43'13"E
L4	59.01 S48°50'09"W	L38	30.69 N06°30'47"E
L5	16.83 N41°27'15"W	L39	41.01 N19°42'12"E
L6	37.23 N41°27'15"W	L40	88.48 N48°37'08"E
L7	14.64 N60°05'13"W	L41	28.21 S75°45'55"E
L8	58.62 S57°57'08"E	L42	30.51 S44°12'59"E
L9	13.78 S36°13'12"W	L43	28.25 S81°17'14"E
L10	25.22 S65°45'55"W	L44	34.23 S25°11'54"W
L11	16.02 N80°12'35"W	L45	42.71 S33°41'12"W
L12	31.42 S28°29'41"W	L46	20.50 S43°07'27"E
L13	30.95 S71°24'38"W	L47	37.57 S43°07'27"E
L14	38.25 S11°30'16"W	L48	24.78 S83°57'03"E
L15	16.05 S41°30'21"W	L49	20.48 S16°09'43"W
L16	30.10 S22°04'47"E	L50	41.23 S29°51'53"W
L17	31.96 S70°00'24"W	L51	56.13 N66°55'22"W
L18	26.05 S24°31'03"E	L52	14.43 N62°42'42"W
L19	20.05 S22°00'31"E	L53	24.86 N62°42'42"W
L20	41.55 S75°57'08"E	L54	14.47 S28°43'03"W
L21	0.22 S50°36'19"E	L55	23.19 S50°36'19"E
L22	61.51 S71°11'13"W	L56	41.57 S50°36'19"E
L23	69.16 S70°24'33"W	L57	5.33 N35°32'34"E
L24	44.67 S00°22'30"E	L58	19.52 N35°32'34"E
L25	45.84 S02°20'23"E	L59	69.68 N35°32'34"E
L26	41.92 S06°09'32"W	L60	90.33 N35°32'34"E
L27	27.12 S19°50'25"W	L61	29.30 S37°17'28"E
L28	16.19 N00°44'10"E	L62	35.34 S46°38'16"W
L29	27.55 N18°07'12"W	L63	62.35 N60°44'12"W
L30	28.47 N05°18'46"W	L64	50.45 N45°24'01"W
L31	46.44 N02°43'04"W	L65	36.63 N48°03'18"E
L32	31.85 N63°23'54"E	L66	24.85 N13°31'38"E
L33	53.79 N05°32'27"E	L67	39.61 S82°42'46"W
L34	45.35 N28°31'26"E	L68	31.28 N48°26'49"W

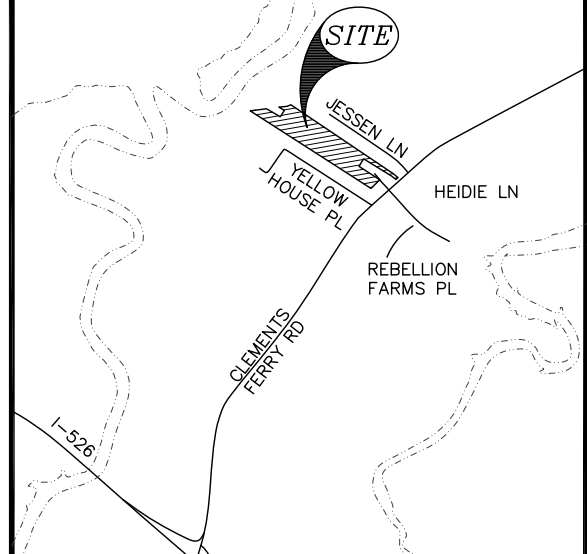
- REFERENCES:**
- 1) PLAT BY C.D.S. LAND SURVEYING AND MAPPING, DATED DECEMBER 18, 1976. BOOK W, PAGE 161; RMC BERKELEY COUNTY.
 - 2) PLAT BY THOMAS E. YOUNG, SR., DATED JANUARY 1, 1963. BOOK Q, PAGE 093; RMC BERKELEY COUNTY.
 - 3) PLAT BY FORREST G. CALVERT, DATED SEPTEMBER 30, 1995. BOOK L, PAGE 235-B; RMC BERKELEY COUNTY.
 - 4) PLAT BY BERENYI ENGINEERING, INC., DATED OCTOBER 1, 1997. BOOK N, PAGE 010-C; RMC BERKELEY COUNTY.
 - 5) PLAT BY BERENYI ENGINEERING, INC., DATED AUGUST 8, 1997. BOOK M, PAGE 386; RMC BERKELEY COUNTY.
 - 6) PLAT BY ROBERT J. SAMPLE, DATED DECEMBER 31, 2001. BOOK Q, PAGE 302-H; RMC BERKELEY COUNTY.
 - 7) PLAT BY ROBERT J. SAMPLE, DATED DECEMBER 31, 2001. BOOK Q, PAGE 303-G; RMC BERKELEY COUNTY.
 - 8) PLAT BY ASHLEY SURVEYING, INC. DATED AUGUST 30, 2000. BOOK Q, PAGE 204-G; RMC BERKELEY COUNTY.
 - 9) PLAT BY ROBERT J. SAMPLE, DATED FEBRUARY 10, 2005. BOOK Q, PAGE 333-D; RMC BERKELEY COUNTY.
 - 10) PLAT BY ROBERT J. SAMPLE, DATED FEBRUARY 10, 2005. BOOK Q, PAGE 333-E; RMC BERKELEY COUNTY.
 - 11) PLAT BY WILBUR SMITH ASSOCIATES, CONSULTING ENGINEERS, DATED AUGUST 25, 1997. BOOK M, PAGE 380; RMC BERKELEY COUNTY.
 - 12) PLAT BY C.D.S. LAND SURVEYING AND MAPPING, DATED DECEMBER 12, 1983. BOOK E, PAGE 356; RMC BERKELEY COUNTY.
 - 13) PLAT BY TIM ELMER RLS, LLC, DATED MAY 1, 2013. BOOK P, PAGE 345-G; RMC BERKELEY COUNTY.
 - 14) PLAT BY WOODROW W. LELAND, RLS, SURVEYING AND MAPPING, DATED MARCH 8, 1956. BOOK L, PAGE 063; RMC BERKELEY COUNTY.
 - 15) PLAT BY BERENYI ENGINEERING, INC., DATED JULY 9, 1997. BOOK M, PAGE 344-D; RMC BERKELEY COUNTY.
 - 16) PLAT BY TRICO ENGINEERING CONSULTANTS, INC., DATED AUGUST 27, 1996. BOOK M, PAGE 191; RMC BERKELEY COUNTY.
 - 17) PLAT BY FORREST G. CALVERT, DATED AUGUST 20, 1995. BOOK L, PAGE 216-C; RMC BERKELEY COUNTY.
 - 18) PLAT BY WILLIAM H. DENNIS, DATED APRIL 26, 1996. BOOK M, PAGE 168-D; RMC BERKELEY COUNTY.
 - 19) PLAT BY C.D.S. SURVEYING, INC., DATED JANUARY 16, 1995. BOOK L, PAGE 059-F; RMC BERKELEY COUNTY.
 - 20) PLAT BY C.D.S. SURVEYING AND MAPPING, UN-DATED. BOOK E, PAGE 356; RMC BERKELEY COUNTY.
 - 21) PLAT BY C.D.S. SURVEYING AND MAPPING, DATED JANUARY 3, 1984. BOOK E, PAGE 356; RMC BERKELEY COUNTY.
 - 22) PLAT BY BERKELEY SURVEYING & ENGINEERING CO., INC., DATED NOVEMBER 21, 1992. BOOK K, PAGE 11; RMC BERKELEY COUNTY.
 - 23) PLAT BY BERENYI ENGINEERING, INC., DATED MAY 2, 1996. BOOK L, PAGE 386-B; RMC BERKELEY COUNTY.
 - 24) PLAT BY C.D.S. LAND SURVEYING AND MAPPING, REVISED APRIL 4, 1979. BOOK X, PAGE 088; RMC BERKELEY COUNTY.
 - 25) PLAT BY THOMAS E. YOUNG, SR., DATED DECEMBER 27, 1962. BOOK Q, PAGE 092; RMC BERKELEY COUNTY.
 - 26) PLAT BY TODD D. HARRIS, DATED JUNE 3, 2011. BOOK O, PAGE 296-R; RMC BERKELEY COUNTY.
 - 27) SCOT HIGHWAY PLANS, PROJECT NUMBER CCED 1406, ROUTE 5-33 CLEMENTS FERRY ROAD, SHEET 11, REVISED AUGUST 8, 1999.

- NOTES:**
- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
 - 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
 - 3) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
 - 4) TMS NO. 267-00-00-005
267-00-00-010
267-00-00-050
267-00-00-057
267-00-00-069
CURRENTLY ZONED: R2 - BERKELEY COUNTY (MANUFACTURED)
FRONT SETBACKS 35'
REAR SETBACKS 30'
SIDE SETBACKS 15'
 - 5) TMS NO. 267-00-00-051
267-00-00-052
267-00-00-053
267-00-00-054
267-00-00-055
267-00-00-056
CURRENTLY ZONED: GC - BERKELEY COUNTY (GENERAL COMMERCIAL)
FRONT SETBACKS 20'
REAR SETBACKS 20'
SIDE SETBACKS 10'
 - 6) TMS NO. 267-00-00-005
CURRENTLY ZONED: C - CITY OF CHARLESTON (CONSERVATION)
7) ALL ELEVATIONS ARE BASED ON NOVO 29 DATUM.
 - 8) NO LAND OR OTHER AREA IS EXISTING FOR PUBLIC USE BY THIS PLAT UNLESS A DEDICATION IS EXPRESSLY STATED HEREON.
 - 9) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 - 10) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

- Utility Notes:**
1. Water will be provided to the site of the existing main along Clements Ferry Rd.
 2. A new pump station will be built to provide gravity sewer to the site and a new force main will tie the pump station into the existing force main along Clements Ferry Rd.

FLOOD NOTE:
THIS PROPERTY IS LOCATED IN FLOOD ZONE X & AE (ELEV. 11) AS SHOWN FROM FEMA FLOOD MAPS, PANEL NO. 45015 C0718D, EFFECTIVE 10/16/2003.

VICINITY MAP (NTS)



GPA
PROFESSIONAL
LAND SURVEYORS

237 OLD SUMMERVILLE RD
UNIT H
SUMMERVILLE SC 29483
OFFICE (843) 285-2424

GPA OF CHARLOTTE, INC.
605 PHILIP DAVIS DRIVE
CHARLOTTE NC 28236-6916
OFFICE (704) 335-8600

GPA OF RALEIGH, INC.
333 WADE AVENUE
RALEIGH NC 27605

CHARLESTON SC 29492
OFFICE (843) 971-9099
FAX (843) 971-9992

"Integrity Without Boundaries"
www.gpland.com

SCALE
1"=60'

F.L.D. BK. PG.

JOB NO. 145090

DATE 09/04/2014

DRAWN BY SWM

CHECKED BY JFB

TOPOGRAPHIC / TREE SURVEY

SHOWING TMS NO.: 267-00-00-004, 005, 010, 050 - 057 & 069

OWNED BY BENNETT TONEY HEIRS, EQUITY TRUST COMPANY, EUGENE J. WEST & HAROLD GASKINS

LOCATED IN CITY OF CHARLESTON & BERKELEY COUNTY, SOUTH CAROLINA

PREPARED FOR MIDDLE STREET PARTNERS, LLC

DATE

REVISION

BY

SHEET 1

OF 2

